

336 W. Passaic Street, Rochelle Park, NJ



Office for Lease – Convenient Location (+/- 550, 1,658, 1,900, 2,973 SF) *Options for Expansion

Well Traveled Road - Near Westfield Garden State Plaza - 24/7 Access!

Nina Bianco, Agent | O 201.336.1211 | M 201.615.5102 | NBianco@NIANationalRealty.com
TJ Calderone, Agent | O 201.336.1211 | M 201.669.9248 | TJCalderone@NIANationalRealty.com

NIA National Realty | 66 Route 17 North, Suite 900 | Paramus, NJ 07652 | 201.845.6606 | www.NIANationalRealty.com

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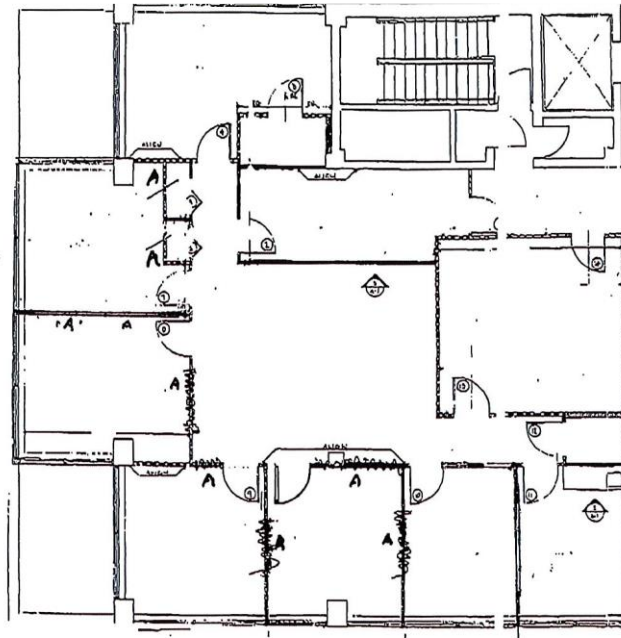
336 W. Passaic Street, Rochelle Park, NJ



Great location to grow your business - Various suites available in 336, 340 & 350 W. Passaic Street. Easy access to Route 4 & 17, Route 80 & GSP. Plenty of off-street parking. **Lobbies & bathrooms recently renovated!**

2nd Floor

SF Available	2,973
Lease/SF	\$23.00
Zoning	Office
TE	\$2.00



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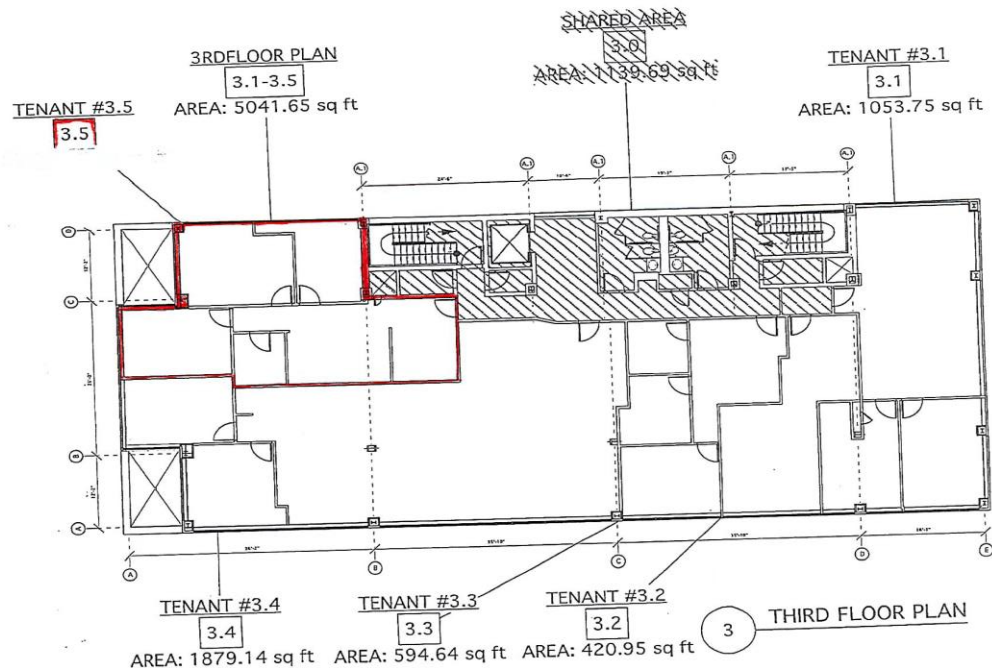
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Great location to grow your business - Various suites available in 336, 340 & 350 W. Passaic Street. Easy access to Route 4 & 17, Route 80 & GSP. Plenty of off-street parking. **Lobbies & bathrooms recently renovated!**

3rd Floor

SF Available	1,658
<i>*Possible to expand to 2,934 RSF</i>	
Lease/SF	\$23.00
Zoning	Office
TE	\$2.00



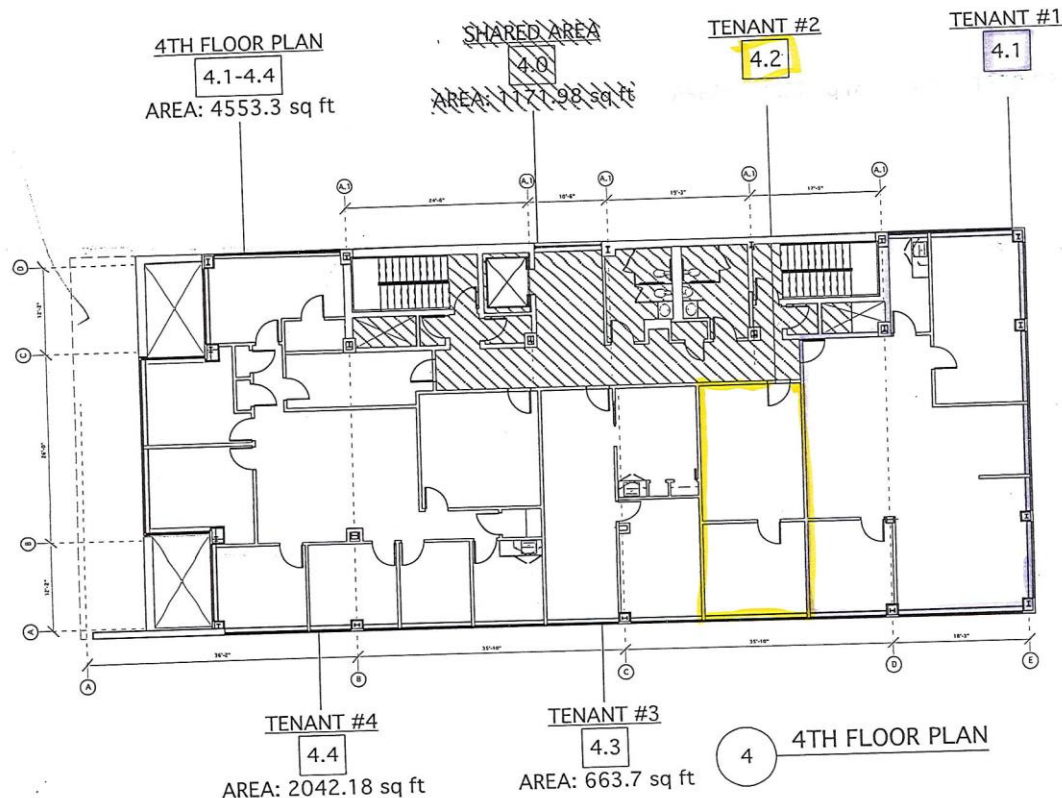
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Three possible options on the **4th Floor**. **559 RSF, 1,900 RSF or expand to 2,450 RSF.**
Lobbies & bathrooms recently renovated!

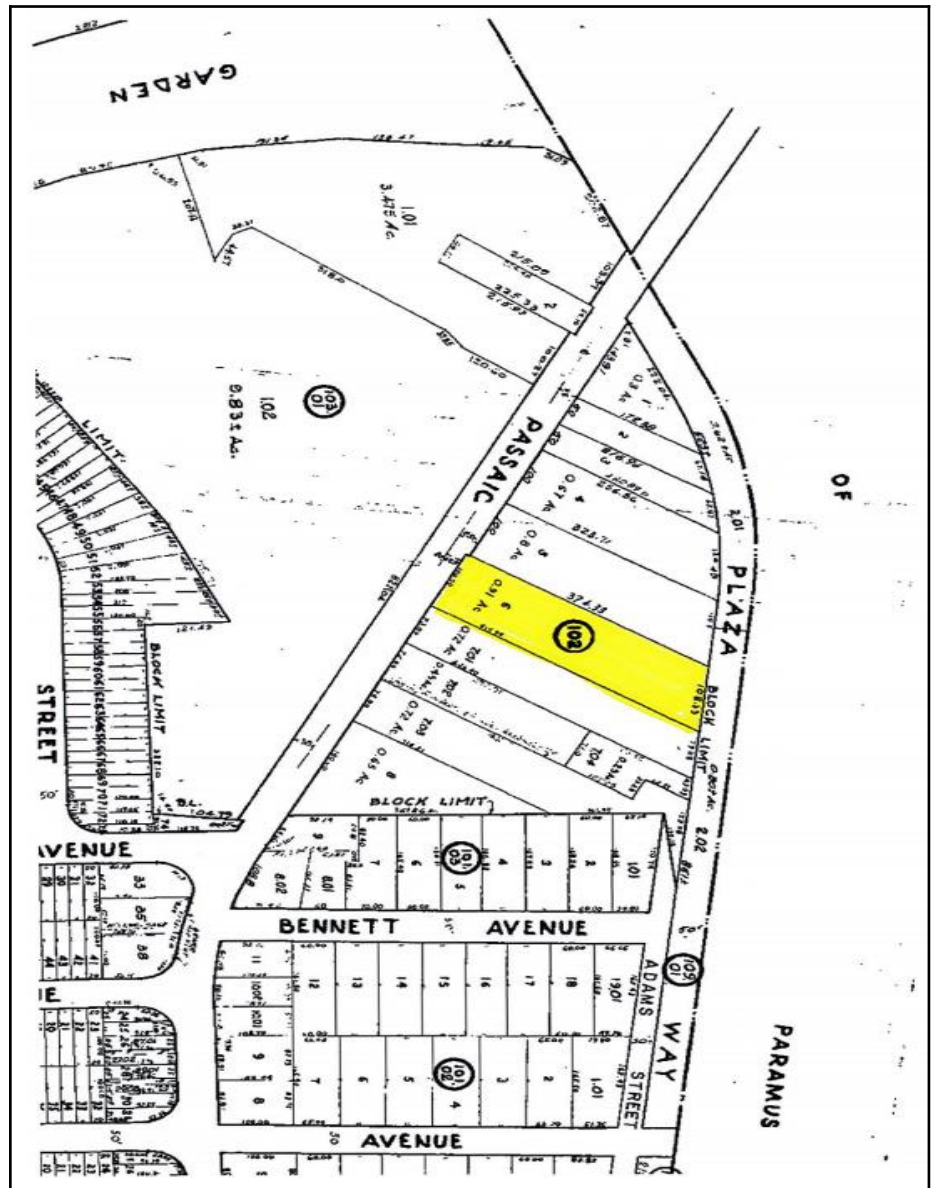
4th Floor

SF Available	550
SF Lease	\$24.00
SF Available	1,900
SF Lease	\$23.00
<i>*Expandable to 2,450</i>	
Heat	Gas
Zoning	Office
TE	\$2.00



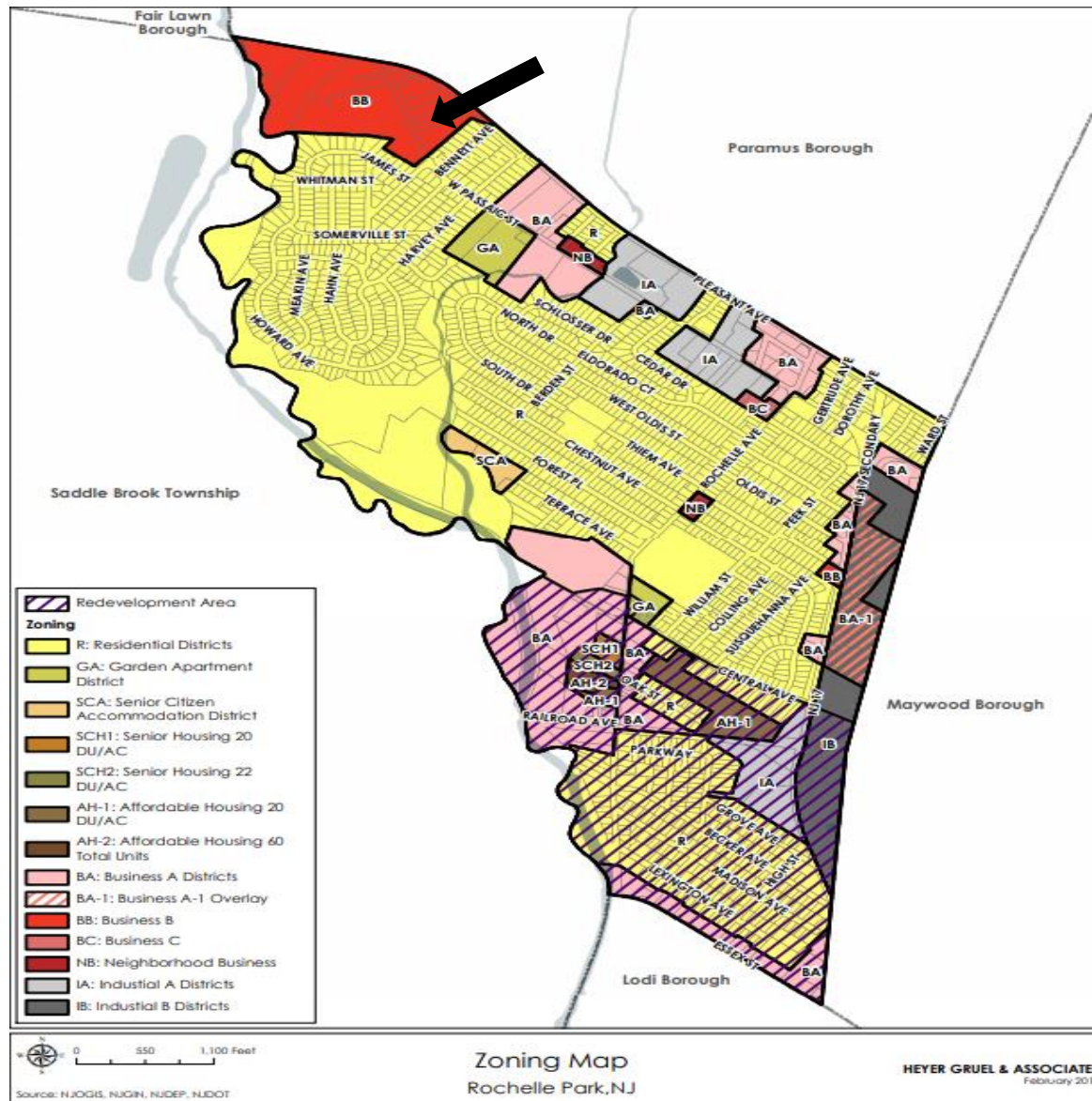
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